

## COMMITTEE ON JOINT SCHOOL BUILDINGS

**August 20, 2002**

**7:00 PM**

In the absence of the Chairman, Clerk Bernier called the meeting to order.

The Clerk called the roll.

Present: Aldermen Pinard, Garrity, Thibault  
School Committee Members Paradis and Beaudry

Absent: School Committee Member Herbert

Messrs.: Aldermen DeVries, Ron Chapman, Tim Clougherty, Richard Fixler

On motion of Alderman Garrity, duly seconded by School Committee Member Beaudry, it was voted to nominate Alderman Thibault as Chairman Pro Tem.

Chairman Thibault addressed Item 3 of the agenda:

Update of the Green Acres Sound Insulation Program by representatives of the Manchester Airport.

Mr. Richard Fixler stated I am the Assistant Director of Engineering and Planning at the Manchester Airport. I would like to just give you a brief update on the status of the school. The work related to the soundproofing is essentially complete. There are several items, which will not affect the opening of the school, that need to be completed. Those would be the acoustical doors, which are late in delivery. They will be installed after school is open. That will be coordinated with the principal. They should all be installed by October 5. We have a September 21 delivery date and it will take a couple of weeks to install them. That is the major item that is outstanding. There is the final testing of the smoke detection system, which will be performed this Thursday. The preinspection has already taken place so this will just be...we expect everything to go fine and that will be in place this Thursday. There is some rooftop duct insulation that has to be completed. This is thermal insulation. It will not affect the acoustics of the system at this point. The system is weather tight at this point in time and they will be going back in and completing the insulation by September 5. There are some minor touch up items that remain. Those we expect to be completed this week. The clean up is being coordinated with ServiceMaster and we expect that to be completed as well. That is basically where we are.

School Committee Member Paradis stated I understand that last Thursday they still had one wing blocked off because of asbestos. I thought we had cleared out all of the asbestos last year. The sign said “Danger Asbestos” and I was just wondering. I was concerned about that and also some teachers called me over the weekend about that.

Mr. Fixler replied there were some floor tiles that were being removed and I believe that has been completed at this point. Mr. Clougherty may be able to address that in a little more detail. That was being handled by his department as opposed to the Airport. It was not related to the sound insulation program.

School Committee Member Paradis asked do you expect the teachers to be able to go in there this weekend.

Mr. Fixler replied I believe they can, yes. It is pretty much in a clean-up mode right now and the clean up is supposed to be completed this week. I understand that, again, Mr. Clougherty can address this but I think the ServiceMaster people are expected to work through the weekend. I was there yesterday and there were some teachers there and the principal was there. Things were still not moved back into the classrooms but they were getting that coordinated so it would be done.

School Committee Member Paradis asked on the clean-up service are they putting extra people there to clean up do you know.

Mr. Fixler answered again that would be a question for Tim.

Chairman Thibault asked Tim Clougherty to come forward.

School Committee Member Paradis asked regarding the asbestos is that definitely cleared up now.

Mr. Clougherty answered yes that is complete. That was due to some floor tiles that began lifting up after we had done the removal of the exterior floor tiles for the installation of the curtain wall. The tiles are obviously old and we wanted to get in there and get the loose tiles while we were addressing the entire area around the exterior. We basically removed a four foot path, if you will, from the windows going interior to the classrooms. We did that in the A and B section and that is complete.

School Committee Member Paradis asked was there anything in the C section that Alderman DeVries and I when we toured the building a few months back there was an area outside the building and we weren't sure whether that was going to be done by the FAA. Maybe Alderman DeVries can follow-up on that.

Alderman DeVries stated if I recall what you are referring to is the overhang, the underside of the roof. There were several rotten sections.

Mr. Clougherty responded that is essentially a T-111 plywood exterior soffit that contains some venting on the horizontal. That was funded through the FY03 CIP bond and actually we are in the process of executing a contract with the contractor that is on-site doing the sound insulation program. We are working with the Airport in order to allow them to process a change order to get that work done. It will be done...it won't be done for the beginning of school but it will be done after hours and be coordinated so as not to interrupt the operations of the school.

School Committee Member Paradis stated I want to make sure that there are enough people there to clean-up and those teachers will be able to get in there this weekend.

Mr. Clougherty replied to the best of my knowledge, they are. I didn't specifically check on that in order to prepare for this meeting but my assumption is that they are. ServiceMaster has really come to the task. At this time of year obviously we are doing a lot of construction in a lot of the schools and a lot of the labor that they would normally spend at the schools they have had the opportunity to spend it elsewhere. They will be incurring some overtime associated with getting these locations ready.

School Committee Member Paradis stated that was one of the reasons I voted actually when we were figuring out the schedule for this year. I knew there was so much construction going on in our schools this summer that I voted to wait until after Labor Day giving you people a little more time.

Mr. Clougherty replied that really would have helped quite a bit. This year has been extremely tight but again ServiceMaster has worked with us in the past and I don't expect anything different this year.

School Committee Member Paradis stated I know that sometimes in the past the eleventh hour...one year we were having a very difficult time opening up Highland Goffe's Falls. I think they put 10 people in at the eleventh hour and finished it and some of us, including myself, went in and volunteered one whole day to help them set-up their classrooms because it was tight. I am not sure what they were doing down at Highland. It wasn't the year they were doing the soundproofing but the school was just not clean at that time and I think they were taking care of another school. That is what is hard. When you take a whole bunch of the crew and put them in one school then another school is lacking.

Mr. Clougherty stated when we did that curtain wall project last year they had over 20 people at Central. They had the entire place ship shape in two days.

School Committee Member Beaudry stated while Mr. Fixler is here I would like to bring up...I am happy with what they are doing at Green Acres but I would like to bring up Highland seeing that the Airport Authority is here. I want to know if there is anything we can do. I know we talked about it at Building & Sites on the School Board level. I would really like to see the Joint School Committee get involved with Highland Goffe's Falls School to try to get the humidity and heat problem exonerated. We have been working diligently to try to get this done for years. There is a gentleman in the audience who would actually like to speak. There is a problem there. I know that Tim has been working hard to try to get some of the stuff alleviated by putting new fans on the roof and possibly moving thermostats and running the fans earlier in the day but we still have a moisture problem in there where the moisture is very low and the heat is very high. Whatever we can do to try to alleviate this problem...I get constant phone calls from parents and teachers that their kids come home with headaches and nose bleeds because it is so dry in there and there is such a lack of humidity. Also, teachers are either walking around with jackets on or they are walking around with T-shirts on in the middle of winter because it is so hot and so cold.

Chairman Thibault asked, Tim, is that something that you are looking into.

Mr. Clougherty answered we are aware that there is a contingency that feels that issues exist there. We have worked with the Health Department in order to try to identify any potential issues. With all due respect to School Committee Member Beaudry, we really don't feel that there is a problem there at this point.

Chairman Thibault asked why is this happening where people are getting nosebleeds and the teachers have their jackets on. There has to be a reason.

Mr. Clougherty answered if there is an issue like that that exists, I think it should be taken up by the Health Department. The Health Department has done a study of all the faculty and their assessment was that there were no health hazards associated with that location.

Alderman Pinard stated last year we held a meeting with the principal of Highland and members of the Health Department and Highway Department. You sit here tonight, Tim, and tell us that nothing can be done but I want a direct answer because that is not a fair answer to the people of that ward, the kids that go to that school and I am going to get to the bottom of this because that complaint has been made for a long time. You try to blame the Airport and I don't think it is the Airport's fault. I think the construction of that building was not correct. You and

I just discussed the windows. I think the City has spent enough money on foolish things that I would like to move tonight that Mr. Clougherty go back and get an engineer to that school to come up with a solution to the problem.

Chairman Thibault replied well it is up to the Committee.

School Committee Member Beaudry duly seconded the motion for discussion. I think this situation has been going on long enough and something has to get done. I do think it has to do with the Airport. When they soundproofed the building it is so tight now that there is no moisture in there and the air quality...yes the Health Department did come in and do an air quality test but when they did the test, it is my understanding that there were no children in the classroom. When they first did the test there was an enrollment of around 400 or 500 students and now they are up well over 600 and close to 700 students so you have that many more bodies in the building.

Alderman Garrity stated many years ago Highland Goffe's Falls was soundproofed and just last month Little Folks Schoolhouse, which is directly across the street, was soundproofed. While it was soundproofed there was also air conditioning put in it by the Airport. I can't understand why directly across the street we have an elementary school, which wasn't air-conditioned and the daycare center on the opposite side of the street was air conditioned by the Airport. I know that heat in the later months of the school year and also the early months of the school year...it gets extremely hot up there. It is open concept. If you go upstairs it has to be 90 or 95 degrees some days. I can't fathom why the elementary school was not air-conditioned but directly across the street the daycare was air-conditioned. I think part of that motion should be that question. We need some answers on why central air conditioning wasn't installed in that school when the soundproofing was done.

School Committee Member Paradis replied I can answer that. The reason that the Airport gave us was because the school was not open 12 months out of the year while the Little Folks Schoolhouse is. Also, you have to remember that that was the first school soundproofed in the whole State of New Hampshire. That might be one of the problems. As far as Tim being involved in this, I can see in one way that he might get a little involved if we ask him to but I still really think that it is the Airport. I want to go back to the Airport again because every paper I received whether it was from Mr. Dillon or Mr. Testa or the Health Department...and one time the Health Department did go in there when there were children in there and it still came out okay according to their standards. The other time it was on a Saturday and they were having some kind of a fair and there was no one in the building. That was for the carbon dioxide test I believe. If you don't have all of your teachers and all of your students in there to do a carbon dioxide count it is

very different than if you are going to have close to 700 people in there. I think we have to go back. Now that we have the tiles put in instead of the rugs...I asked at the last full Board meeting if we could have an update from the Health Department and from the FAA if they would go down and do some testing now that we have the carpeting removed and the new tiles in. I think that might take care of some of it. I don't know how much of it, but some of it. I think it is really the responsibility of the Health Department and the FAA at this point. I would go along with the motion if you want to ask questions or see what Tim Clougherty could do. Tim Soucy from the Health Department has been trying his best.

Chairman Thibault asked Tim who is our expert on that and where do we go with something like this. Would it be your department that is the expert in this area?

Mr. Clougherty answered yes it would be.

Chairman Thibault stated so the motion would be for Tim to head up a team of whoever needs to be there to check this out and come back to the Committee with an answer. If it has to be Health or the Airport or whatever I think the motion has been made and seconded by School Committee Member Beaudry that we get to the bottom of this and get an answer. Is there a way that you could take this over and come back to this Committee at a later date?

Mr. Clougherty replied that can be done. If I could just give you a little history on where we have been with this. I am not sure how long ago this was brought before this Committee. I am not sure if it came before Building and Sites that a potential problem was identified at Highland Goffe's Falls just like we are all talking about here. The Health Department was called in to do their tests. The Airport also at the same time hired an independent engineering analysis of the HVAC system to compare it to code requirements that were in place at the time that the sound insulation was done. Based on that report, some recommendations were made and we followed-up on those recommendations. Those recommendations included installation of high aspiration horizontal discharge ceiling diffusers, which basically disperse the air in a horizontal pattern rather than a vertical pattern to create a more comfortable flow of air through the building. We also balanced the entire system to insure that the number of CFM's of air that was designed to move into the building and to move out was still being achieved. We are also in the process this year of replacing all of the exhaust fans. Not because we had deficient airflow but because of their age. Now the Health Department has already come back and told us that they don't see a problem there. We have already had an independent engineering analysis done of the HVAC system. I don't disagree that the building is probably hot. When it is hot outside, the building is going to be hot just like 21 other schools in the City. When it is hot outside, they are going to be hot inside. The concept that is employed at Highland Goffe's Falls School is

100% outside air intake and 100% discharge mechanical concept. We bring in full fresh air and we exhaust all of the air out of the building. I believe that is done six times per hour. Every 10 minutes an entire new volume of air enters and exits the building. Shy of air conditioning all of the experts that we have hired have told us that there isn't a problem. That is why I am kind of between a rock and a hard place. If it is hot, that is an issue. If it is a health issue then it should be addressed. I agree. We are not being told that there is a problem with the HVAC system.

Alderman Pinard asked are you telling us now that you are not going to go to your supervisor. In other words do you think that these reports we have received are satisfactory yet you have the School Committee member and the Alderman from that ward and the teachers and everybody complaining? I say there should be an expert overlooking these people who were brought in. I don't like the idea of blaming the Airport for everything because I think somebody has to go...when that building was built we need to find out what is inside those cinders and whatever. That has been dragging for years and years. I am asking that you find an expert. There has to be an expert somewhere. If we can go to the moon, I am sure we can solve the problem at Highland. That is all I am asking.

School Committee Member Beaudry stated the Health Department's records...they went in there and did an air quality test but they were looking at the carbon monoxide levels. They were not looking at the temperature in their letters and Mr. Latsha has these reports. It was stated that the average temperature is anywhere from between 72 and 85 degrees. When we went and did the inspection of that building...myself and Committeewoman Paradis and Alderman Pinard and Alderman DeVries, it was in the winter. The second floor was 85 degrees in one of the classrooms. This was in the winter. This was not because of the heat of the spring or fall. These were winter months and the thermostats were cranking and you have 85 degree heat with about 15% humidity when according to the Health Department you are supposed to have between 33% and 60% humidity in the building. What they are doing is baking. It is like putting yourself in an oven and this is what the problem is. The Health Department came in and yes, the air quality is 800 parts per million for carbon monoxide and they said anything over 1,000 parts per million was hazardous so it was under the hazardous level but they did state in their letter that the heat is higher than it should be. As a matter of fact, room temperature shouldn't be more than 72 degrees from what they recommend and it is exceeding that.

Alderman Garrity stated I can certainly appreciate that the other schools are hot or warm with the exception of Green Acres which is getting soundproofed this year. The windows don't open at Highland and that is one of the things we have to remember. They are hotter than the other schools, they are warmer than the other

schools, the humidity is less than the other schools and all of those things. I think with that motion, Alderman Pinard, that a motion should also be made to Mr. Dillon at the Airport. I think he could be active in this role.

Chairman Thibault replied I am asking Tim to take charge of this and he should get whatever people he thinks we need to look at this problem and come up with a solution. That is what this Committee needs to get.

Alderman Garrity stated this has been going on for years. It went on during my term on the School Board and it is going on during Mr. Beaudry's term on the School Board. We need to put it to bed and put it behind us. Let's finally get some honest answers.

School Committee Member Paradis stated I would just like to correct myself. It wasn't carbon dioxide it was a carbon monoxide reading that they had in there. I would like to relinquish my time to Alderman DeVries over there because actually she has been involved in this also. The windows do open, but they only open approximately 18" or somewhere around there. One window per room opens and that is unfortunate too. That is one thing they can do in the other schools. They can open up some of their windows and this school cannot do that. They can throw open all of the windows if they want to if it is 85 or 90 degrees. I have been upstairs at Science Fairs in April when they have the heat cranked on and I will tell you that upstairs is horrible. It is 85 or close to 90 degrees.

Alderman DeVries stated we have had approximately four meetings with Jim Paul and different departments addressing this since the beginning of the year. A lot of this territory we have already covered and I just hate to see time wasted recovering the same turf. For the record though, Tim, is there a difference between the technology of the HVAC system employed at Green Acres and what was installed at Highland Goffe's Falls. Is that a different kind of technology?

Mr. Clougherty replied yes it is.

Alderman DeVries stated and that is being installed today because obviously engineering has progressed and the mechanical systems available today far surpass what was available when Highland Goffe's Falls was soundproofed.

Mr. Clougherty replied that is absolutely correct.

Alderman DeVries stated and it is because of that, because the Airport did install what was considered state-of-the-art at the time that school was soundproofed and because revisiting that school to make changes or upgrade the system would set a precedent that would hold the FCC, because it is Federal monies, accountable



throughout the country that they are reluctant to revisit Highland Goffe's Falls and go back and update that system. We can pursue the Airport if you want to but I have already done so and been told emphatically that they are not allowed to revisit that school. I would advise this Committee to watch closely as we go forward to fund our school improvements this fall because that is the window that the City needs to make changes at Highland Goffe's Falls that is the time it needs to be funded. We need to spend City dollars to improve the HVAC system to lower the temperature at that school. That is what needs to be done. We can waste a lot of time chasing the Airport to get the same answers that I have already received and then have missed an opportunity to bond this fall and be waiting another five plus years to get back into that loop.

Chairman Thibault stated you bring up a lot of good points.

Alderman Pinard stated I think we should ask Tim Clougherty to look into it again to see what we can do. I think we should look into how the windows can be replaced. I think we need answers. This has been going on too long.

School Committee Member Beaudry stated I did second the motion. I was at the same meetings that Alderman DeVries was at and I don't want to go over old information. I want to get new information. I would like to know how we can reduce the temperature and increase the humidity. If that means increasing window space because at Green Acres they are able to open the windows and they are twice the size of what the windows are at Highland. If that is part of the recommendation, then I will go along with that.

Chairman Thibault asked, Tim, is there anything we can do there.

Mr. Clougherty answered yes. One of the issues we are talking about is the heat. If it is not hot outside it doesn't need to be hot inside. That is the bottom line. If it is too hot when it is 65 degrees outside then it is a controls issue. It is a problem that we have with our operation and mechanical system. I will look into that to insure that measures are taken to make sure that there is nothing wrong with that. As far as the windows go, the type of system that you have there like I said is 100% outside air system. It brings air in from the outside.

Chairman Thibault asked is the thermostat set too high.

Mr. Clougherty answered it could be something like that.

Chairman Thibault stated why don't you look into it, Tim, and come back to this Committee with a recommendation on what you would like to try.

School Committee Member Beaudry stated as far as the thermostats and I think Tim is aware of it, they are supposed to move the thermostats away from the exterior walls because this building being open concept and now it is being revamped into classrooms and they are building make shift walls, the thermostats are being hung on the exterior wall so the concrete is cold in the winter time and they feel that may be activating the heat more than normal. They are supposed to be moving that and I hope it is going to be done before school starts.

Chairman Thibault stated if they move the thermostats I would think that would take care of that.

School Committee Member Beaudry stated the second floor gets extremely hot for whatever reason. The first floor is moderate but the second floor is hot.

Alderman Garrity stated to follow-up these two schools are two different animals. One is open concept and one is enclosed. It hasn't worked from Day 1, the soundproofing and things of that nature. To add to that motion, I would like something in writing from Kevin Dillon from the Airport explaining why the FAA cannot do anything for Highland Goffe's Falls. I don't think the City taxpayers should be footing the bill for this. It hasn't worked right from Day 1. They are two different animals. I would like to have something in writing to this Committee.

School Committee Member Beaudry duly seconded the amendment to the motion.

Chairman Thibault asked, Tim, do you understand what we are asking here. We are asking for you to go out and check this out and check with the Airport to find out why we can't get FAA funding if, in fact, we can prove that it hasn't worked from the beginning and then come back to this Committee to let us know where it is at and what we are going to do about it or what we can do about it at the next meeting of this Committee.

Mr. Fixler stated with all due respect I have been at the Airport since 1994 and I don't recall any complaints about the school until the last three years. To say that it hasn't worked from the beginning I am not sure is accurate.

Alderman Garrity replied that is a false statement. This has been an issue for five years. I have been on this Board for one year and on the School Board for four. It was an issue while I was on the School Board and it has been an issue while Ms. Paradis was on the Board. That is a false statement, Sir.

Mr. Fixler stated all I am saying is that I have been the person in charge of the program and I did not hear of any problems with the school until the last three years. Maybe it was a problem but it wasn't conveyed to us.

Chairman Thibault stated I really think that the answer to this right now is we have given Tim a charge and let's let him go with this and come back with whatever his recommendations are. We could beat this horse all night.

Chairman Thibault called for a vote on the amended motion. There being none opposed, the motion carried.

Chairman Thibault addressed item 4 of the agenda:

Minutes of a meeting held on July 26, 2002.

On motion of Alderman Pinard, duly seconded by School Committee Member Paradis, it was voted to accept the meeting minutes.

Chairman Thibault addressed item 5 of the agenda:

Roofing Improvements Projects -

- a) Project Manager's Status Report (attached).

On motion of Alderman Pinard, duly seconded by Alderman Garrity, it was voted to accept the project manager's status report.

Chairman Thibault addressed item 6 of the agenda:

Bakersville Elementary School

Kindergarten Addition & Electrical Update --

- a) Architect's Status Report (attached).

Alderman Garrity moved to accept the architect's status report. School Committee Member Beaudry duly seconded the motion for discussion.

School Committee Member Beaudry stated apparently they lost electricity there this week from what the principal said. I know they are working on the electrical system. Is that going to be done? The second question I have is in talking to some of the people at ServiceMaster they can't really get in there to clean up Bakersville until the electrical work is done. Will it be ready for opening day?

Mr. Clougherty replied yes it will. I met with ServiceMaster and the contractor this morning to coordinate the final cleaning of the school. As far as the electrical

outages go, I know that there were some accidents that caused some power outages but during the course of an electrical upgrade there are going to be power outages. The school is not currently in session and hasn't been in session since the end of June and the electrician has basically been given free reign to turn the power on and off as he needs to in order to make those upgrades.

School Committee Member Beaudry stated I would hope that now that there are secretaries in the building and the principal is in the building working on the computers that at least the electrician would let them know if he is going to shut down the power so they don't lose any data or blow out a computer with a surge in the electrical system.

Mr. Clougherty replied we have instructed them accordingly to notify the administrative staff that is there when there is going to be a power outage. We have also instructed them to install surge protectors on any of their temporary lines and we have accommodated...I guess there is a teachers faculty area with some sort of copy machines and they needed some temporary power before we actually changed over to the new service so we have worked closely with ServiceMaster, the electrical contractor and the general contractor to try to come to some agreement and make sure that everyone's needs are met.

Alderman Garrity asked, Tim, is the completion date still November for the addition.

Mr. Clougherty answered yes. That is still what we are looking at.

Alderman Garrity asked is it the beginning or end of November.

Mr. Clougherty answered I believe it is November 15.

Chairman Thibault called for a vote on the motion to accept the architect's status report. There being none opposed, the motion carried.

Chairman Thibault addressed item 7 of the agenda:

McDonough Elementary School

Kindergarten Addition --

- a) Project Manager's Status Report (attached).

On motion of School Committee Member Beaudry, duly seconded by School Committee Member Paradis, it was voted to accept the project manager's status report.

Chairman Thibault addressed item 8 of the agenda:

Hallsville Elementary School - Bathroom Renovations  
Southside Middle School - Interior Classroom Additions/Renovations --

- a) Architect's Status Report (attached).

Alderman Pinard stated I want to thank all of you for Hallsville. I met the contractor this afternoon and they told me that the toilets at Hallsville are the best in the City and I am proud to say that I think I am the one who kind of pushed for that. I want to thank you all for your help because without all of us it would have never been done.

On motion of Alderman Pinard, duly seconded by School Committee Member Paradis, it was voted to accept the architect's status report.

Chairman Thibault addressed item 9 of the agenda:

Henry J. McLaughlin Jr. Middle School - Additions & Alterations --

- a) Architect's Status Report (attached).

Alderman Pinard moved to accept the architect's report. Alderman Garrity duly seconded the motion.

School Committee Member Beaudry stated I was at McLaughlin School yesterday and they are doing a good job cleaning the main part of the building. The new addition I know they are working on it. I guess they are still down half an employee or something because of the budget but that should be cleaned and the new section should be all set for opening day.

Mr. Clougherty responded as far as I know. As I said, I am not directly responsible for the custodial services. It is the responsibility of the Department of Public Works. Like I said, I don't have updates on all of the custodial work that is going on in all of the schools. I would assume that there will be no problem with the opening of McLaughlin.

School Committee Member Paradis asked did they move all of the materials in for seventh and eight grade.

School Committee Member Beaudry answered the teachers were moving in this week. When I was there yesterday they were moving all of their stuff into the new classrooms and they were getting ready.

Mr. Clougherty stated the teachers actually moved into their new classrooms in April.

School Committee Member Paradis replied I was just going to say they moved before school ended.

Chairman Thibault called for a vote on the motion to accept the architect's report. There being none opposed, the motion carried.

Chairman Thibault addressed item 10 of the agenda:

Memorial High School - Media Center Expansion --

- a) Architect's Status Report (attached).

On motion of School Committee Member Beaudry, duly seconded by Alderman Garrity, it was voted to accept the architect's status report.

Chairman Thibault addressed item 11 of the agenda:

Hallsville and Wilson Schools - Reroofing & Brick Masonry Restoration --

- a) Architect's Status Report (attached).

On motion of Alderman Garrity, duly seconded by Alderman Pinard, it was voted to accept the architect's status report.

Chairman Thibault addressed item 12 of the agenda:

Parker-Varney Elementary School --

- a) Architect's Status Report (attached).

On motion of Alderman Pinard, duly seconded by School Committee Member Paradis, it was voted to accept the architect's status report.

Chairman Thibault addressed item 13 of the agenda:

Parker Varney Elementary & Highland Goffs Falls - Flooring Replacement

- a) Facilities Engineer Report (attached).

On motion of School Committee Member Beaudry, duly seconded by Alderman Pinard, it was voted to accept the facilities engineer report.

Chairman Thibault addressed item 14 of the agenda:

NORESCO Performance Contract -  
Update to be provided at meeting.

Mr. Clougherty stated I am going to refer this to Mr. Chapman.

Mr. Ron Chapman stated basically Kevin Sheppard and I have met on the contract and I think we have come to an agreement but he wanted to double-check with Atty. Clark. The issue that has been holding this up is the School District doesn't have a problem paying the bill on the contract because it is a School District responsibility to maintain. The problem is that the School District does not have the qualified personnel to make sure that NORESO is doing the work or that the system is working accordingly. The City has that. As I explained to Kevin and Frank Thomas a couple of weeks ago and Kevin was going to check with NORESO, I think what we are going to do is similar to what we are doing with ServiceMaster. The School will pay the bill and the City will monitor the contract. We are getting them to rewrite their contract along those lines so the School District will send a note to Highway stating that barring any unforeseen monetary issues that the School will pay the bill. Kevin is going to get NORESO to write into the contract that lack of appropriation clause that we have in all of our contracts and make sure that Tom Clark approves what they are looking at and then he is going to bring it back, I think, to this Committee so that the Aldermen would be able to vote on that. I think the concern was that it currently has seven years left to run on the contract and the long-term contract Kevin felt had to be approved by the Board of Mayor and Aldermen.

Chairman Thibault stated my only question on that would be and I am sure there are others but my question would be there will be a cost to the Highway Department to monitor this. Is this something that the School Department will also reimburse Highway for?

Mr. Chapman replied yes. I think they have been monitoring the contract right along. The key is that NORESO is supposed to report on some level annually. I think if it is not annually it is semi-annually. If they sent me the report, I would look at it and it is a bunch of numbers and I think Tim and Frank and Kevin have a better idea of what it means.

Chairman Thibault responded I just want to make sure that somebody is going to be liable for the time if they have to spend any time.

Alderman Pinard stated I have been hearing about NORESO for the past five years. This particular situation you are looking at now, is this the security end.

Mr. Chapman replied no this is strictly the monitoring of the electrical systems and to verify that we are getting our monies worth.

### **NEW BUSINESS**

Mr. Clougherty stated I would like to give a brief update on the design/build project for the School Facilities Improvement. I apologize that this item didn't make the agenda. It was my oversight. I did provide an update to the CIP Committee last week on the status. I just want to make sure that everybody is aware of where we stand on the process. We sent out a request for qualifications and expressions of interest. We received four candidates that were interested in the project. Based on those qualifications, we subsequently issued a draft of the request for proposals to be prepared. We subsequently have been working on the entire scope of work for all of the schools. I am happy to say that at this point in time we really have a great handle and a great Master Plan for the renovations to all of the facilities. Right now, we have eliminated one team and one team has elected to withdraw from the process. We are now down to two teams – two very qualified teams. We will be meeting with them on Monday of next week to clarify any issues that exist and follow-up with the request for proposals.

School Committee Member Beaudry asked do you have the names of the four finalists and then who are the two subsequent finalists.

Mr. Clougherty answered the leads on each of the four teams were the Fluor Corporation, Turner Construction Corporation, Gilbane and Kohl Educational Partners.

School Committee Member Beaudry asked which two are left.

Mr. Clougherty answered the Turner team was eliminated and the Fluor team withdrew from the process.

Alderman Garrity stated I know that this came in front of the CIP Committee a week or two ago. I am reading from the City Charter, Page 118, "The Joint Building Committee shall have the following duties: oversee and decide all matters relating to the construction on schoolhouse buildings." I think it is imperative in my opinion that all construction, including the Mayor's design/build, has to come to this Committee first. I think that maybe going to CIP first is unacceptable. It has to come in front of this Committee first according to the City Charter.

Chairman Thibault replied but you have to get the money before you can even think about the project. CIP only approves the money.



Alderman Garrity responded but it says “all matters relating to construction on school buildings.”

Chairman Thibault replied I understand but if you don't have the money to talk about these projects, there is no point in talking about them. CIP will only say okay we put this money there now what is it you are going to do. Am I right, Tim?

Mr. Clougherty stated going to the CIP Committee was not meant as an affront to this Committee in any stretch of the word. It merely fell into the schedule because there will be no CIP Committee meeting next month. We wanted to make sure that everybody was on board prior to moving forward with the two teams. That was the last opportunity before October to meet with that Aldermanic group and I think you are correct, Alderman, technically there is no project right now.

Chairman Thibault replied right and unless CIP approves money for whatever project, there is no point in coming to this Committee.

Alderman Garrity stated there is money being spent already.

Chairman Thibault replied not from CIP. In other words, any money that CIP approves...

Alderman Garrity interjected the last fiscal year we spent some money on architects right. Did we not, Tim? It came out of CIP.

Chairman Thibault stated well to me this is the way it has always been handled. CIP approves the money and then we do whatever projects we want.

Alderman Garrity asked the Clerk for assistance.

Clerk Bernier answered Chairman Thibault is correct in regards to CIP and the funding. There is no need for this Committee to meet to address the issue if there are no funds. You are correct in the sense that when he isolates those two companies then he will have to come back here and then that is when you participate.

School Committee Member Beaudry asked as far as Memorial and the whole design/build for that school is the downstairs going to be included as far as the locker rooms.

Mr. Clougherty answered I haven't gotten any formal request from the Building & Sites Committee, which is where it should come from.

School Committee Member Beaudry stated I know we passed it already in Building & Sites on the School Board level. If I may, then, I would like to move that we also include it in the Joint School Building Committee to have the football locker room renovated. It is deplorable. It used to be a garage where they used to store their lawn equipment and stuff and they converted it into a locker room. For access to the bathrooms they need to go outside and back around to the bathrooms and the bathrooms are really deplorable. What the Building & Sites Committee would like to see is to have them lock up the overhead door so they actually make a room out of it and knock the walls out so they can access the bathrooms from inside the room and then put lockers like they did at Gill Stadium for Central High School.

Chairman Thibault stated not knowing where you are coming from with this because this is the first I hear of it, in the CIP has money been appropriated to do that kind of work.

School Committee Member Beaudry replied no. I want this part of the design/build.

School Committee Member Paradis duly seconded the motion.

Chairman Thibault called for a vote on the motion. There being none opposed, the motion carried.

Alderman DeVries stated is it the intent of the design/build at the elementary level improvements throughout the City that portables will be eliminated at the elementary schools.

Mr. Clougherty replied that is the intent.

Alderman DeVries stated I just wanted to make sure that this Committee also had that on record that it is the intent after the design/build that the portable classrooms currently in use will be eliminated at the elementary level.

Mr. Chapman stated I don't want to get into a debate but I think the issue at the elementary level is the only place we are looking at possibly expanding is at Beech Street so I am not sure that is going to alleviate the portables that are currently at Weston or Green Acres or Gossler. I don't know if I would want to make that blanket statement. I don't see the elementary...I think the middle school portables will definitely be gone because with the renovations what we are looking at is

expanding Hillside and Southside. That would take care of those portables at those locations. We have already taken care of the ones at McLaughlin and Parkside doesn't have any. I think the middle schools will definitely be taken care of. I think the high schools will definitely be taken care of...the three portables that are currently at Memorial and the four portables at Central will be eliminated because of the expansion. We may be able to eliminate the portables at Beech depending on the cost of the total project. I am not sure...unless we get real lucky with some of the attendance numbers that we are seeing that we will be able to just...I would love to get rid of all the portables don't get me wrong but I don't want to go on record as saying that we will have all of the portables out of the City.

Chairman Thibault stated well again because of that meeting happening before this one it has confused a few items. I believe that once the CIP has identified exactly how they are going to do that and what Committee it has to go through after that, I think that is the way to go. I wouldn't really worry about it at this point. I understand what the Alderman is saying.

Alderman DeVries stated I do think it is important because if CIP is trying to determine a dollar amount I think at some point this Committee needs to know what projects are actually being addressed by that dollar amount before the dollar amount is voted on. I think that somehow there has to be a coordination between Tim and the design/build project and this Committee to identify exactly what projects and what the final result will be so that the full CIP and the full Board of Mayor and Aldermen can make an appropriate vote.

Chairman Thibault asked wouldn't that come under Building & Sites to set the priorities as to what is going to happen first. Once CIP approves the money, Building & Sites must have a priority list or a schedule as to what is going to get done when.

Mr. Clougherty answered yes there is a schedule. Just as Ron had spoke of there is a plan for an addition at Beech Street. There are plans for additions at Hillside and Southside, Memorial, West and Central High School.

Chairman Thibault asked did that include taking out the portables.

Mr. Clougherty answered at all of those locations, yes, but the other locations like Ron had said there are some decisions that need to be made relative to enrollment and programs and how exactly those portables can be eliminated.

Chairman Thibault asked by whom is that decision going to be made. Not by this Committee?

Mr. Chapman answered I think the issue comes down to this project is probably going to be at least a three to five year project it would be fair to say. The concern is that...the goal is to address the high school issue first and similarly the middle school issue. The elementary issue is probably unfortunately somewhere down the road. I just don't think the City has the total capacity that it would take to take care of some of these spot situations.

Chairman Thibault replied and between now and five years from now a lot of things can change.

Alderman Garrity stated just to follow-up on that I think it is important...Mr. Chapman says that the high schools are going to be the first priority. Number one, this Committee needs a tuition agreement in front of them before we start spending dough on things of that nature and I would say that to the CIP Committee. We do not have a tuition agreement in front of us and neither does the School Board.

Chairman Thibault asked a tuition agreement from who.

Alderman Garrity answered from the surrounding towns. If we are going to start expanding high schools and things of that nature, we need a tuition agreement in front of us.

Chairman Thibault replied again that has to come from Bills on Second Reading to the full Board.

Alderman Garrity responded well it hasn't even come in front of the School Board yet and we are sitting here talking about design/build.

Chairman Thibault stated I am sorry I meant the Board of Mayor and Aldermen.

Alderman Garrity replied but it hasn't even gotten in front of the School Board yet. Am I correct in saying that?

School Committee Member Paradis stated Mr. Cook did come before us a month ago and there are some counter proposals being made right now.

Alderman Garrity asked so we don't have an agreement.

School Committee Member Paradis answered no we don't.

Chairman Thibault stated I don't believe it is this Committee's function to do that. That is what I am saying. It doesn't belong in this Committee.

Alderman Garrity replied but if we are going to decide all matters on school building construction I think it does matter to this Committee. We could say no if we don't have an agreement.

Chairman Thibault stated I think that the Board of Mayor and Aldermen or the School Board first of all would have to agree as to what they want to do and then it will come to the Board of Mayor and Aldermen and then we will agree on where it is going.

School Committee Member Paradis stated in Building & Sites the policies and procedures that we have for that Committee, some of them should come here and be discussed. Now also there are 185 to 200 new homes going up in Ward 8 and 9. That is going to definitely make a difference in the schools. I can foresee Green Acres...

Chairman Thibault interjected isn't that a Building & Sites Committee problem not this Committee. It has to go there first. We are just wasting time here because it has nothing to do with us at this point.

School Committee Member Paradis stated next Monday we are having our Building & Sites meeting and I think Mr. Beaudry and myself will be bringing up a lot of things at that meeting.

Chairman Thibault replied okay then it may come to this Committee or some other Committee that you feel has a better handle on it.

Alderman Garrity stated I have a question for Ron. Your SCIP cash account for the maintenance project on the schools, does this Committee have any say or do we have a checklist of what is going to go on for maintenance projects in the schools?

Mr. Chapman answered no. I think the issue is basically that the money was appropriated...you know there is money there and we are doing the projects at Highland Goffe's Falls, the air fans and all of those things are coming out of that cash.

Chairman Thibault stated if the Committee agrees, we have a gentleman who would like to address us and make us aware of some problems.

On motion of School Committee Member Beaudry, duly seconded by Alderman Pinard, it was voted to allow a speaker.

Mr. John Latsha, 10 Gantry Street, Manchester stated:

Thank you very much for allowing me to speak. I was sitting over there listening to each and every one of you talk about Highland Goffe's Falls School and I was very emotional because I have been working on this issue for three years. To start hearing things from the administration side is very, very fulfilling to me. I had to take my daughter out of Highland Goffe's Falls School because of the conditions there. I have some pictures of Green Acres – before and after if you would like to see them. I have a report from the Building & Sites Committee as late as April 29, 2002. I would like to give a copy to each of the Committee members. In that particular report on the second page Mr. Herbert talks about there still being a problem at Highland Goffe's Falls School and more has to be done about the problem. Mr. Beaudry talked about the school being a melting pot. That is the report that I have as late as April of 2002. I also have some reports, early on reports, that appeared in the Manchester *Union Leader*. I also have health reports here from the Manchester Health Department in 1994. In the health reports on September 1, 1994 it says...this is Mr. Rusczyk from the Health Department "the reports that I have heard indicate that some are experiencing headaches, burning eyes, upper respiratory distress and allergic reactions." That was a year after the soundproofing was done. If you look on the next sheet, dated December 12, 1994, the second paragraph states "as I walked through both levels of the school two things were very evident, it was hot and dry." Throughout the building the temperature ranged from 74 to 80 degrees Fahrenheit and relative humidity ranged from 20% to 22%. Remember we are talking about 1994. The American Society of Heating, Refrigeration and Air Conditioning Engineers has recommended the following acceptable ranges for temperature and relative humidity during the winter months. Temperature 68 to 74 degrees and relative humidity 30% to 60%. I want you to turn the page to the second paragraph, "since both of these conditions are present, the temperature above 76 degrees and relative humidity below 30% and since most of the symptoms described by the staff members can be associated with these two conditions, it is recommended that before any further indoor air quality testing is performed the temperature and humidity problems be corrected. Since relative humidity is variable, steps should not be taken to increase the humidity in the building as this may create another different problem. Addressing the heat problem should be the first step in relieving the symptoms which have been expressed by the staff." That was in 1994. I want to take you very quickly to January 25 and 26, 2001. This was their most comprehensive study on the school. I want to take you to the third page where it says Temperature and Relative Humidity. Both temperature and relative humidity were outside of the ASHRAE recommended levels or what I just told you in 1994. So from 1994's report and the 2001 report they are talking about the same thing seven years later.

Recommendation #5 states “many of the symptoms expressed by staff may very well be due to the high temperatures and low relative humidities in the school. Steps to lower and maintain the temperature should be initiated.” That was in 2001. That was the most comprehensive study that they did. They have recommendations as Mr. Clougherty was talking about. Under the conclusion on the last page it says, “Decreasing the temperature and increasing the relative humidity should provide additional occupant comfort.” So basically what they are saying is they did a test in 1994 and they are saying to reduce the temperature and increase the humidity level in the school. Mr. Rusczek noticed immediately when he walked through the building in 1994 that those two things came to mind right off the bat in both levels of the school. We are not talking just on the second floor. We are talking down on the bottom floor as well. So those two things stood out in his mind right away as he walked into the building. In 2001 they are saying the same thing. They have the same recommendations – to decrease the temperature and increase the humidity in the school.

Alderman Pinard asked who wrote this report.

Mr. Latsha answered Mr. Rusczek.

Alderman Pinard asked this is from the Health Department.

Mr. Latsha answered yes.

Alderman Pinard stated at the beginning of your testimony you said that you took your daughter out of school. When was this?

Mr. Latsha replied that on September 23, 2000.

Alderman Pinard asked were you aware of that, Sandy.

School Committee Member Paradis answered yes. John had called us and we discussed it. We called the Board of Health. We received the letter from Tim Soucy saying that everything was okay. We also pursued it with Fred Testa at the time when he was at the Airport. They were hoping that they were going to be able to help us. This is how it was sort of pacified. Then Mr. Dillon took over and said no I am sorry we can't help you.

Alderman Pinard stated seeing that you were on the School Board at that time, Sandy, was the State ever called in seeing that we weren't satisfied with the report of the Manchester Health Department. Was the State involved with this at any time?

School Committee Member Paradis replied no, not that I am aware of.

Mr. Latsha stated the situation at Highland is not an air quality problem per say meaning that there are no high levels of carbon monoxide in the building. It is a heat and humidity issue and that is it.

School Committee Member Beaudry stated I just want to reiterate what Mr. Latsha has stated. I have concerns when a gentleman from the airport comes in and says that he has been around since 1974 and hasn't heard of a problem and here we have a health report dated December 12, 1994 in which they are stating that the air quality as far as parts per million of carbon dioxide and carbon monoxide are below the hazard levels but paragraph two is the paragraph we should be focusing on where you have temperatures from 75 to 80 degrees. Again, this was back in 1994. That school has increased in population by almost 200 students since that time and you have humidity between 20% to 22% when it should be 30% to 60%. That is what they are not focusing on.

Chairman Thibault stated we all got these packages and what I would like to do if the Committee agrees is we have already asked Tim Clougherty to look into this so why don't we make sure that he has this whole package and addresses these problems. We could talk about this for the next 20 years.

Mr. Latsha stated at the Airport Committee meeting, Mr. Dillon got the packet of letters from the 25 parents who were complaining about the problem. The Airport has really known about it for two years. Mr. Clougherty has known about it for two years.

Chairman Thibault stated you were sitting here when this Committee instructed Tim Clougherty to look into this and come back and let us know what can be done.

Mr. Latsha replied a lot of those documents were given to Mr. Clougherty two years ago.

Chairman Thibault responded well he has direction from this Committee to come back and let us know what could be done.

School Committee Member Beaudry stated if we could just reiterate to Tim that he can pick this report apart and say that according to the Health Department the air quality is fine but the humidity problem is not fine. Again, it is the interpretation of what we are asking him to look at. If we are asking him to look at air quality then he can come back here and say that the carbon monoxide and carbon dioxide levels are fine and there is not an air quality problem. There is a moisture and



humidity problem. I don't know if we can get a copy of these pictures but just to show the difference in window space per classroom from Green Acres to Highland...I mean you have four windows per class at Green Acres where at Highland you have one small window at best per class.

Chairman Thibault stated but how the air quality inside the building is...I would imagine that when the do the soundproofing each building is adapted according to it's needs. Tim is here and has heard the concerns and I would like to let him come back and give us an answer. I am not an engineer and neither are any of you.

School Committee Member Beaudry stated one other comment that I would like to make in going through the classes is there are over 30 fans that teachers bring in to try to circulate the air to make it more comfortable in the class.

Alderman Garrity stated I would like this Committee to set a date when we want to have this report back.

Chairman Thibault replied we asked for it at the next meeting.

Alderman Garrity asked when is the next meeting.

Chairman Thibault answered it would be a month from now. Usually we have one every month.

Alderman Garrity asked can we make it 30 days in the form of a motion. We haven't had a meeting in a couple of months.

Alderman Pinard stated we have a meeting every month.

Alderman Garrity stated we didn't have one last month.

Mr. Latsha stated this is only a small portion of what I do have. I don't want to unload everything on you. I also wanted to mention for the record that I do have a letter from the interim principal talking about the conditions in the building. I have a letter from the parents of a child they had to keep home because of the conditions there. I have a letter from a parent that used to volunteer at the school and doesn't anymore because of the conditions there.

Clerk Bernier stated if Mr. Latsha could drop it off in our office we can send it to Tim Clougherty.

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Alderman Pinard asked would it be proper to ask Fred Ruscsek from the Health Department to be at the next meeting.

Chairman Thibault answered no. We will have Tim come back and give us what he has got and then if we want to go to Health or anyplace else we can.

On motion of Alderman Pinard, duly seconded by School Committee Member Paradis, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee